Staying in Town:

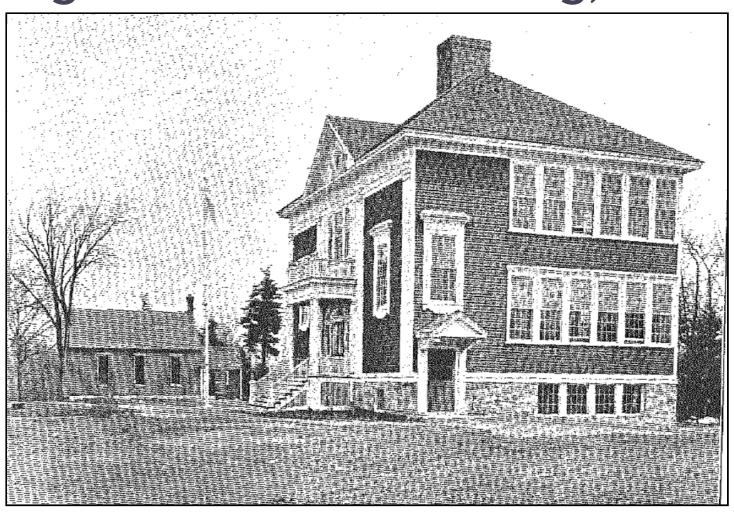
Housing Options for Carlisle Residents

Elizabeth DeMille Barnett, AICP Housing Coordinator, Town of Carlisle November 18, 2015

The "Olden Days" - 1910

MENTON STATES AND STAT	Town	SHIP OR	OTHER	Viddlesex arlise	e to	wuship	NAME OF INCO			isle t	our		WAR	RD OF CI	ISTRICT NO		- 64	151
The state of the s	e11-				on, if any, and indicate the lines	e as, which the extrins are table. For instructions,		ENUMERATED BY ME O	N THE	15-ch	DAY OF	rif 1910.	Fra	mk &	Billi	-gton E	ENUMERA	TOR.
The second of th				of each nerson whose place of abode on April 15.	RELATION.	PERSONAL DESCRIPTION.			omessar.		V	OCCUPATION.		fan employee	EDUCATION.	CHRESTER OF BORE.	Confed.	fresh
1 Miller Grant H. Heart H. H		1	100	1910, was in this family. Enter sursame first, then the given same and middle	Relationship of this per-	on the state of th			in the	Whether shie to sprak English; er, if net, give languagespoken.	Trade or profruiton of, or partirelar kind of work done by this person, as	General nature of Industry, business, or establishment in which this pressu works,	employer, employer,	Wheth- Num- er out her of of wreks	1 1 1	The state of	100	1000
1 Miller Grant H. Heart H. H	lere!	110		Include every person living on April 15, 1910, Omit children been since April 15, 1910.	family.	The state of the s	Place of birth of this Person. Place of birth of this pers	Place of birth of Nother of this person.	Whether of		spinner, palreman, la- burer, sic.	store, form, etc.	on eva account.	April dering		Pare of Pare	d dat	Theth
Landing of the state of the sta		1	1 1	John a Collins	10 ·	5 6 7 8 9 10 11	12 13	4 / H		17 C A . A	18	10	20	21 23	23 24 25	26 27 28 20	29 39	31 32
Dright Action of Proceedings of the 18 10 18 5 18 18 18 18 18 18 18 18 18 18 18 18 18		4-1	16			FW32411221				English		uncanan		120.0.		R P	1100	-92
3 1 States Algorithm of the state of the sta				- Vandhan	sow	Mw 95	Maint Marrage	weetto Vern Hampshire	4	C 1.1	None	0 11 0 1			10 18jes			
Johnson W. Start J. William J. D. C. Characterist Hypers distributed from the country of the cou	17	-	13	Green Thomas A		y W298	Marrachurette Macar	Levell Marrachaell		Euplish		Public School				07 F	7	
Delicity wing of the standy of the 50 Mes in the more than	tre		11	- Mary A.	wife	FW56412900	11. M. M.	0 11 11. 0 11	1	English	None				yeo yes	1,11		
Delicity wing of the standy of the 50 Mes in the more than	8	- 2	3	Duren George IR		F W 36 M1 100	Can French Can fun	de tru Frencho	1594		Jannee	General Tain	Enot	10.0		0 m 1 2	2	-
Delicity wing of the standy of the 50 Mes in the more than	3			Selvin John	Brother in law	11 W46 Wd	Massachuetto Marea	luretts New Hampline		Euglish					yestyes	1/	3 6	5-
Delicity wing of the standy of the 50 Mes in the more than	Ch	3	4	Houles Man A	Threed syptes	7 mu 70 wd	Margarete trela	day luginia	86	English		an + arm	w.	200		20 4		
Chelester (18 1) Stress districts for the months of the continuous	1		1/			11 W575 .	Maceachuello Viaceach	welllo Marrantingles		English	teameter	Since of thing	W		400 400	1.10		
Greener con glate of the N/18 S According to the Accordin		-	5		HEad wy	MW 50M120	Now Norwegian Now Now	regian Nov. Normingian		Elglish		Odd febs	w	200		RY H-	2/	017
General State of the 18 9 State Control on the motion for the state of the 18 9 State Control on the motion for the state of the 18 9 State Control on the motion for the state of the 18 State Control on the state of the 18 State Control on the state of the 18 State Control on the 18 State of the 18 St				Palmer	eon,	11 W/9 S	Massa chusette Non Non	Asian tow Anterian	170	English				200				
Belgher come the WISS because the remaining for the way and the company of the WISS because the structure of the way and the way of			-	- Auna			Hassa churetto An An	region for fourtgean		Elglish								
Learner of the S has achieved by remotion with the string of the string										Euglish				-				
4 6 Barrett, William of Hale of Willy S. Macrolande Broken Analysis Staglish Carplaid, Markagain W. S. W. 180 0 190 190 0 M. F. 3 Batter Verga H tier willing M. W. 181 1925 S. Macrolande W. 180 M. 180 C. Land H. Carplaid Jacoband C. Carplaid Jacoband Jacoba					gon,	11 W/0 S	Harvachusetts Are From	Egian Nov. Starregian							yeo yeo ye			
4 Barrett, William & Hills Mill Wy S S Standard Marchael and Explain taborer Formstand we so I get you Del I 3 Detection the Standard Marchael Hardward Confident Standard We so I get you was a group of the Standard Marchael Hardward Confident Standard Marchael Hardward Confident Standard We was a group of the Standard Standard Marchael Marchael Confident Standard Marchael Standard Marchael Standard Confident Standard Marchael Marchae			11	- Claia	daulalite	F 141 3 5	Mare a churetto Nov. Von	elian Now Woundsian		0					geo			
5.7 Blanch with Edgan V. Hrad M. Wood M. 3 Absachmeth Massachmeth Massachmeth Edgan Tormer Home (ann W 160 9 good) O. M. 7.4 4 - Clark Lungher 7 W. 9. 9. S. Massachmeth Massachmeth Massachmeth Colored Vision of the Colo		4	6		Helagh	11 w 39 8	Margachusette Margac	hurell Can English		English	mail Carrier					OMF S	3	
5.7 Blanch with Edgan V. Hrad M. Wood M. 3 Absachmeth Massachmeth Massachmeth Edgan Tormer Home (ann W 160 9 good) O. M. 7.4 4 - Clark Lungher 7 W. 9. 9. S. Massachmeth Massachmeth Massachmeth Colored Vision of the Colo	1			- Ellow Co.	mother	F W 64 M2 25 1 1	Can Evolithe her fris	he he frish	3	English		+arm Hand	w	no				
Cloud langulle 7 W 9 S Marsa hurst Marsa hurst black charted to the following the foll			11	Buthick, lova. A	transcer	1 W 8 3	Harvachuretts Massach	weetts few Hampohine		1 /	none		An		yes yes		.,	
Clork Landolde 7 60 9 S Shora church Space abuntle Space church of the country of		- 5	17	73 Lawdell Edgar Y.	Head wy	F 11 23 41 3 1 1				Euglish	Farmer	Home Yam	UW	200	400 yes	OMA	7	
Alicia Canallette 7 (1) 5 5 Manachurette Man				Elsit	daughter	7 W 9 S	Massa chusette Massa	churette Massachusett			me		incinc		you you			
U array Jeline Hered man M W3 S Massachurith More church Marsachurith	1			Lucille			Marsachusetts Marsach	well Massa chusett							ages		-	
6 8 Darriffern Edgard St. Strait Medic S. Strandburth Marcalanth M			1	- Warren	com	4 W3 S	Massachusette Massach	weett Massachusett	2	0 1:1	montre +				1 9		7	
The same of models of whole of a standard standa		1	10	Dange John	17/ HA	14 14 9/15	Van English Gan Eng	field Can English	1596 Ca	English	Parland						3 8	2 3
Solver M. Holes N. Holes N. Holes M. W. Marachaeth Versachust Marachaeth Sharahust Edglich James M. W. 20 Julies O. H. H. Marachaeth Marachaeth Sharahust English Latone Farm W. 20 Julies O. H. H. Marachaeth Marachaeth Marachaeth English Latone Farm W. 20 Julies O. H. H. Marachaeth Marachaeth Marachaeth Sharachaeth English Latone Julies W. Julies M. J. Julies M. J. Julies M. J. James M. W. S. James Marachaeth Marachaeth Marachaeth Laglach Latone Julies W. J. Julies M. W. J. S. James Lungth Marachaeth M			11	- Imacatar 1	mother	7 W 61 Md 63	Hassachusetto Massach	wette Marie		English	none				Wen Viso	1		
Solo Davia, Aldrew R. Heland M. W. 19 M. 143 2 Maraa churath Maraachurath Maraachurath Saglish France Farm W. 200 of Junior Oxford Maraachurath Maraachurath Saglish France Junior W. 12 S. Maraachurath Maraachurath Maraachurath Saglish France Junior W. 12 S. Maraachurath Maraachurath Maraachurath Junior Julia Junior Julior Junior Julia Junior Julia Junior Julia Junior Julia Juni		7	19	Daris Valmery	Head w	M W 46M/4				English		Dairy Yarm	Al	200		OFH	20	00
Lica W. R. William R. Rome 1/2 S. Manachust Menachust Charachust Collabor Lorne Glober Grand May W. 2 S. Manachust Charachust Charac		8	10	Davis Alden R.	HEAD	M W 40M/14	Marsa chusetto Massach	usetto Sassachusetto		English	Laborer	Fann	W	240		OF H		
Poly Samuel R. refley M W/S Mara church Mara hunt Provided Leglish rove L			-	- lucy wir	wise of	7 W 36M/1432	Massa chusetto New Ham	Jahre Massachmetto		English			1	-				-
Party Brungh R. replies M. W. 1/8 Massa church Massa hunter through the Legislate some go got to be soften in the soft with the			100	Sterling R.	Rose	MWFSI	Massachusetto Marrachy	setto Aposachuretto		englian					yes yes yes			
9 11 Davis of his P Hrand M W80M139 Marachurett New Hampelin Hascachurett Edfeld Farmer Daving Farm Emp 200 0 F F O have hampelin through the formal matter of the State of th			1	Roby Samuel R.	nephew.	MWIIS	Hassa chusette Massa	Lucelto Piero co Comment &	-	English	none					+++		
- Through A roge 17 w 68 M/30 1/9 Garachusetto Masachusetto Garachusetto Elefecto Verne Storage V. Sorre M w 43 lud Garachusetto Masachusetto Masachusetto Garachusetto Masachusetto Masach		19	1/	Davis John P.	24 . 1	111 11100 11150				Excaliste		Dain Form	Emp	2000		075	0	
George V. Soire Mic 43 led Sparachurette Sparachurette State admirett lettelich Salvanian transportation to the a Geologic Sparachurette State of the Sparachurette Sparachurette State of the Sparachurette Sparachuret		-		- Lucutia A	wire 1	7 W 68 M/ 30/19	Hassachusetto Massach	welto Hassachusette		English	none	1,	1		ges yes			-
- Speck L. Drughty Fw 37 S Warre churchts Massa churcht Bassa Churcht Salahich Worse				- George V.	Laughter	MW 43 Wd				Exalish		tarm product	w	200 0		+++	++	
				- Sarah L.	daughter	7 w 37 S	Massa chusetto Spassac	lusetta Hassa chusett		English	none				gas ges			
		1	0/2	Lee, William S.	The art	1 W 9 S	Marsachusetto Massaci	Swills Marsa chusitle	*****	English	Dur mione		-		yes yearye	0776	6	-

Highland School Building, 1895



Carlisle Snapshot, 1910

• Town population: 551

• Dwellings: 135

• Households: 148

• Dwellings, multi-unit: 13 (8%)

• Employees in households¹: 34 (6.2% of pop.)

• Boarders in households: 19 (3.4% of pop.)

Population not homeowners²: 53 (9.6%)

¹ hired men, housekeepers and servants, living with families

²employees or boarders – does not include families renting houses

A 1910 Carlisle Household

- The McCrady Household of Acton Street:
 - George McCrady, head, Farmer
 - Martha McCrady, wife
 - Hazel McCrady, daughter
 - Kaiser Jacobs Boarder
 - Jacob Jacobs Boarder
 - Charlie Jacobs Boarder
 - Harry Andrews Boarder

Carlisle Snapshot, 2010

• Population: 4,852

• Dwelling units: 1,740

• Households: 1,695

• Single Family homes: 95.5%

• Multi-unit (2011 est.): 4.1%

• Homeowners: 1,573 (92.8%)

• Renters: 122 (7.2%)

Carlisle Snapshot, 2010

- Seniors, 2010: 19.6% (households with individuals 65 years & older)
- Household Income below \$49,999: 14.4%
 - (2013 estimate)
 - May be income-eligible for affordable housing
- Median Household Income: \$160,034 (2013 estimate)

By-Right Options under Zoning Bylaws evolved from Carlisle's rural past

• Two-family home conversion allowed by right for homes built before 1962:

3.2.1.2: The Alteration and use of a single-family dwelling existing on the effective date of this bylaw (May 11, 1962) as a dwelling for two families, provided that the lot on which it is located conforms to the area and width requirements in the same district

• Applies to both Residence District A (1 acre minimum) and Residence District B (2 acre minimum).

By-Right Options under Zoning Bylaws evolved from Carlisle's rural past

Boarders/Renters allowed by right:

3.2.1.11.5.2: The renting of rooms or the furnishing of table board in a dwelling to not more than three (3) persons, whether regular or transient.

More Recent Options

 Accessory Apartments allowed by Special Permit:

5.6 Accessory Apartments

Purpose:

To increase the availability of moderately priced housing for town employees, the young, elderly, people of low and moderate income and dependent relatives of town residents by permitting the creation of accessory apartments.

Home Modification Loan Program

- Administered through the South Middlesex Opportunity Council (SMOC)
- Grants from \$1,000 to \$30,000 to modify homes of elders and individuals with disabilities
- Modifications done with your contractor and choice of materials.
- Low-Interest Loans (0-3%). Program not based on credit worthiness for 0% deferred-payment loan (principal repayment on sale of home).
- Successful implementation in Carlisle
- Contact: Susan Aaron (508) 620-2682 saaron@smoc.org

Affordable Housing Options in Carlisle

- Village Court, 145 Church Street
 - □ 18 1-bedroom units.
 - 18 years or older if disabled.
 - 62 years or older if not disabled.
 - Income guidelines.
 - Waiting list.
- Benfield Farms, 575 South Street
 - 26 1 & 2 bedroom units.
 - 62 years or older.
 - Income guidelines.
 - Waiting list.
 - Elevator building.

November 18, 2015

Questions?